

**SO ORDERED.**



1           **TIFFANY & BOSCO**  
2           P.A.  
3           **2525 EAST CAMELBACK ROAD**  
4           **SUITE 300**  
5           **PHOENIX, ARIZONA 85016**  
6           **TELEPHONE: (602) 255-6000**  
7           **FACSIMILE: (602) 255-0192**

8           Mark S. Bosco  
9           State Bar No. 010167  
10          Leonard J. McDonald  
11          State Bar No. 014228  
12          Attorneys for Movant

13         09-23318

Dated: April 28, 2011



REDFIELD T. BAUM, SR  
U.S. Bankruptcy Judge

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF ARIZONA

IN RE:

No. 2:09-BK-20945-RTB

Brian T. Leddy and Bonnie C. Leddy  
Debtors.

Chapter 13

U.S. Bank National Association as Trustee for  
Credit Suisse First Boston 2005-8  
Movant,

ORDER

vs.  
Brian T. Leddy and Bonnie C. Leddy, Debtors,  
Edward J. Maney, Trustee.

(Related to Docket #47)

Respondents.

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real  
2 property which is the subject of a Deed of Trust dated July 20, 2005 and recorded in the office of the  
3 Maricopa County Recorder wherein U.S. Bank National Association as Trustee for Credit Suisse First  
4 Boston 2005-8 is the current beneficiary and Brian T. Leddy and Bonnie C. Leddy have an interest in,  
5 further described as:

6 Lot 27, Block 8, FOUNTAIN HILLS ARIZONA FINAL PLAT NO.1 01, according to Book 139  
7 of Maps, Page 31, records of Maricopa County, Arizona.

8 EXCEPT all minerals as reserved unto the United States of America in Patent of said land  
recorded February 28, 1956, in Docket 1839, Page 426, Records of Maricopa County,  
Arizona;

9 EXCEPT all oil, gases and other hydrocarbon substances, coal, stone, metals, minerals, fossils  
and fertilizers of every name and description together with all uranium, thorium, or any other  
material which is or may be determined to be peculiar essential to the production of fissionable  
materials, whether or not of commercial value;

10 EXCEPT all underground water in, under or flowing through said land and water rights  
appurtenant thereto.

11 IT IS FURTHER ORDERED that Movant may contact the Debtors by telephone or written  
correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance  
Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement  
with the Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability  
against the Debtors if Debtors' personal liability is discharged in this bankruptcy case.

12 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter  
13 to which the Debtor may convert.  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26